

## **CHAPTER 18.12**

### **Procedures for Submitting Plans**

#### **18.12.010 Sketch plan and water rights requirements.**

A. Subdividers shall submit five (5) copies of a sketch plan to the Planning Commission prior to the submission of a preliminary plan. The sketch plan materials shall be submitted to the Planning Department office not less than one (1) week prior to Planning Commission meetings. The sketch plan will enable the subdivider and the Planning Commission to render an informal preliminary review of the proposed subdivision for general scope and conditions which might affect the plan. Such sketch plans should include the elements listed in Section 18.16.010 of this Title.

B. The assignment of water rights or payment of cash in lieu of water rights is required as specified in Chapter 13.08 of this Code. (Ord. 673-87, 1987)

#### **18.12.020 Preliminary plan – submittal, review and duration of approval.**

A. Subdividers shall submit required preliminary plan materials and supporting documents of a proposed subdivision to the Planning Commission for approval prior to the submission of a final plat. The preliminary plan materials and documents shall be submitted to the Planning Department office not less than one (1) week prior to Planning Commission meeting. Submission requirements and time required for review and notification are included in Chapter 18.20 of this Title.

B. The Planning Commission shall have the authority to require changes in the preliminary plan which more fully meet the purposes of these subdivision regulations, as set forth in Section 18.04.030 of this Code.

C. In reviewing preliminary plans that have been submitted to it, the Planning Commission shall not only insure that the intent and requirements of these regulations are followed, but shall also determine the extent to which the goals and policies embodied in the Comprehensive Plan are met.

D. Approval of the preliminary plan shall be effective for twelve (12) months after the approval date. Thereafter, approval of the preliminary plan will have expired unless a final plat has been submitted to the Planning Commission within that twelve (12) months, or a mutually agreed upon extension has been granted by the Planning Commission. Whenever a final plat is approved for less than the entire area covered by the preliminary plan, approval of the preliminary plan for the remaining unplatted area shall be extended for an additional twelve (12) months. (Ord. 673-87, 1987)

#### **18.12.030 Final plat.**

The final plat submission shall conform to the approved preliminary plan, and the requirements contained in Chapter 18.24 of this Title. (Ord. 673-87, 1987)

#### **18.12.040 Conformity of submitted documents.**

Sketch plans, preliminary plans and final plats shall conform to the requirements and specifications of the regulations in this Title, and shall be submitted in the manner prescribed. (Ord. 673-87, 1987)

**18.12.050 City Council action.**

After approval or conditional approval of the final plat by the Planning Commission, the Council shall hold a hearing as provided in Section 18.24.190 of this Code. (Ord. 673-87, 1987)

**18.12.060 Dedicated streets and other public land.**

Acceptance of dedication of proposed public lands or streets or street right-of-way, in an approved plat, can be made only by the Council. Plat approval cannot be deemed as acceptance of dedication. (Ord. 673-87, 1987)

**18.12.070 Industrial and commercial subdivisions.**

The regulations in this Title shall also apply to the subdivision of land for commercial and industrial purposes. (Ord. 673-87, 1987)

**18.12.080 PUD subdivisions.**

Approval of a planned unit development may be given upon evidence of the provision of open spaces, public facilities, access, planning aesthetics and other considerations deemed important by the Planning Commission and the Council and shall comply with Chapter 18.28 of this Title. (Ord. 673-87, 1987)

**18.12.090 Mobile home communities.**

Each mobile home community application shall be submitted as a planned unit development, and shall comply with Chapter 18.28 of this Title. (Ord. 673-87, 1987)